

**Queens Road, Evesham, WR11 4JN**  
Evesham

Guide Price  
**£470,000**



**Bedrooms:** 4

**Bathrooms:** 3

**Receptions:** 3

Situated on the desirable Queens Road in Evesham, this substantial and beautifully maintained four-bedroom family home offers a perfect balance of period charm and modern comfort, spread across three spacious levels. Thoughtfully designed and impressively proportioned throughout, the property is ideally suited for families seeking versatile living space in a well-connected and established residential area.



Finished to a high standard throughout, this property combines character features with tasteful modern updates. Located in a popular part of Evesham, it benefits from easy access to local amenities, reputable schools, transport links, and beautiful countryside walks.



Upon entering, you are welcomed into a bright and inviting entrance hall that sets the tone for the rest of the home. The ground floor features two elegant and spacious reception rooms: a sitting room to the front with a striking bay window and feature fireplace, and a separate dining room, both ideal for entertaining guests or relaxing with family. To the rear, a generous open-plan breakfast room flows seamlessly into the modern kitchen, which is well-equipped with ample storage and work surfaces, and offers convenient access to the rear garden—perfect for alfresco dining and summer gatherings.

One of the standout features of this home is the two room cellar, offering exceptional additional space rarely found in similar properties. Here you'll find a large games room/cellar, ideal as a cinema room, playroom, or gym, alongside a second cellar room that can be used for storage, a workshop, or further hobby space. A convenient shower room on this level adds to the home's functionality, making it an excellent option for multi-generational living or teenagers seeking a private retreat.



The first floor comprises four bedrooms, including a generously sized master bedroom complete with a stylish en-suite shower room. Bedroom two is another large double room, while bedrooms three and four offer excellent flexibility as children's rooms, guest accommodation, or home office spaces. A sleek and modern family bathroom completes the upstairs layout, providing practicality for a busy household.



The private rear garden enjoys a southerly aspect and provides outdoor space for relaxation and entertainment. This outdoor area features attractive planting, patio, lawn, flower beds and access to the detached garage.



The old market riverside market town of Evesham is situated in the centre of the famous horticultural Vale of Evesham, which has attractive countryside from the tranquil banks of the River Avon to the undulating hills and peaceful wooded slopes of the Cotswolds. The town was founded around an 8th century abbey, one of the largest in Europe, which was destroyed during the Dissolution of the Monasteries with only Abbot Lichfield's Bell Tower remaining.

Evesham is located roughly equidistant between Worcester, Cheltenham and Stratford-upon-Avon and is 8 miles from Broadway. As well as a railway station that has services to Oxford, London Paddington, Worcester and Hereford, the area has excellent communications with the M5, M40 and M42 networks.

Evesham provides good shopping, sports and recreational facilities such as a restored art deco cinema. It offers a range of excellent schools for all ages and is home to many good restaurants and public houses.

